

THE CORPORATION OF THE TOWNSHIP OF HORTON

PLANNING COMMITTEE MEETING

DECEMBER 09, 2014

There was a Planning Committee meeting held in the Municipal Council Chambers on Tuesday, December 09, 2014. Present were Committee Members: Chair Jamey Larone, Mayor Bob Kingsbury, Councillor David Bennett; Committee Members: David Brown, Mae Craig, John Wilson and Bob Lockwood. Staff: Mackie McLaren, CAO/Clerk and Rose Curley, Executive/Planning Assistant.

1. CALL TO ORDER

Chair Larone called the meeting to order at 6:00 p.m.

2. DECLARATION OF PECUNIARY INTEREST

There was no declaration of pecuniary interest by committee members or staff.

3. ADDITIONS TO AGENDA AND APPROVE AGENDA

Committee member John Wilson asked to put “proposed drainage and grading plans for future severances” under Other Business.

Moved by John Wilson, Seconded by Bob Lockwood

That the Planning Committee approves the agenda for the December 09, 2014 Planning Committee meeting with the following additions:

- Other Business – Proposal of Drainage & Grading Plan requirement as a condition for future severances

Carried.

4. MINUTES

4.1 Regular Planning Committee Meeting – Nov. 12, 2014

Committee members reviewed the minutes of the Planning Committee Meeting held on November 12, 2014.

Chair Larone thanked past Committee members for their work during the past Council term. He also welcomed Councillor David Bennett as a new member to the Planning Committee.

5. BUSINESS ARISING

None.

6. DELEGATIONS

6:00 p.m. - Bill Imison – Site Plan Discussion

Mr. Imison was not present before the Committee. Mackie McLaren, CAO/Clerk reported that he had met with Mr. Imison who asked that the Committee consider his June 13, 2014 request to “grant the option of parking the “For Sale” vehicles in an “orderly” manner anywhere on the lawn at 1457 Storyland Road. The Committee requested that Mr. Imison be invited to the January Planning meeting so the Committee can discuss his request. Councillor David Bennett offered to contact Mr. Imison to review options and do a site visit. Chair Larone offered to attend with Councillor Bennett.

6:15 p.m. - Jeff Taylor – Site Plan

Jeff Taylor was present before the Committee to discuss his proposed zoning amendment application and site plan. Chair Larone gave a brief background on Mr. Taylor's property so that Councillor Bennett would have a better understanding of the situation. Due to property standards complaints from a Cotieville resident Mr. Jim McBain was directed to handle contraventions in the Cotieville area. Mr. Taylor has been utilizing his vacant lot to store construction equipment/materials and this is in contravention to the permitted use for the R1 zoning attached to his property. Mr. Taylor was given the option to re-zone for a "contractor's yard" in order to comply with our zoning by-law 2010-14. During review of the application the Committee requested that a site plan be provided before they accept the application. Mr. Taylor said due to other commitments he was unable to provide a site plan for this meeting. He also has contacted a lawyer who asked if he had been offered any other solutions and he said that he has not. The Committee discussed the "home industry" and "home occupation" definitions and agreed that presently his property did not meet these classifications. Councillor Bennett noted that a new Economic Development Committee is being formed of which he is Chair. He suggested putting a "stay" on the application and he will meet with Mr. Taylor to see if there are any other options available to assist him with complying to our bylaw.

John Wilson and Mae Craig both stated that they don't agree with mixing Commercial uses in a Residential area.

Moved by Bob Kingsbury, Seconded by Bob Lockwood

That the Planning Committee refers the zoning amendment application for Jeff Taylor to the newly formed Economic Development Committee to meet with Mr. Taylor to research options. The Committee has 2 months.

Carried.

6:30 p.m. - Shawnalee Enright- unable to get land line service or high speed

Ms. Enright did not attend the Planning Committee Meeting.

7. CONSENT APPLICATIONS:

7.1 Consent No. B148/14 – James Bovair

Committee members reviewed Consent Application B148/14 for James Bovair. They discussed the slip clay present at the back of the proposed severance and the County's condition of a study or zoning amendment to address this issue. Councillor Bennett suggested that if Mr. Bovair keeps the portion of land with slip clay on the retained parcel he wouldn't require a study or rezoning. This would require a revised application. The Committee agreed to put the application on hold until Mackie McLaren, CAO/Clerk reviews this option with Mr. Bovair.

8. CORRESPONDENCE:

8.1 E-mail – Brad Eckert, MOE re: Jamieson Pit – portable asphalt plant relocation

Mackie McLaren reviewed this e-mail with the Committee and noted that Miller Paving is in the process of moving the asphalt plant to the Whitton Road location for Spring operation. Mr. Brad Eckert, Ministry of the Environment has asked if the Township would be interested in having a public meeting regarding the planned operations this spring. The MOE and Miller Paving representatives would attend to answer questions from

the public. The Committee agreed that they would like to have this public meeting.

8.2 E-mail – Brad Eckert, MOE – Miller Application Comments

The Committee reviewed the e-mail from Brad Eckert, MOE regarding the Township's comments on the Miller Application for a portable asphalt plant. He noted that the comments will be forwarded to the MOE Approvals Branch. Also, Mr. Eckert said that the issues of haul routes should be addressed by the Ministry of Natural Resources.

8.3 E-mail – AMO Online Course – Land Use Planning

Committee members agreed to research this course on the internet and report back at the January Planning Committee meeting on whether they would like to take the AMO Online Land Use Planning Course.

8.4 E-mail – David Sunday, Sorbara Law – Municipal, Land Use & Development Report

This e-mail was for information purposes only.

9. OTHER BUSINESS

9.1 Peter Tsarouchas – Severances/Zoning Amendment

Mackie McLaren, CAO/Clerk reported that there was a public meeting on December 02, 2014 on a rezoning application which was a condition of Consent Applications B166/12 and B167/12. The new lots would have two different zones – Rural (RU) and Limited Service Residential (LSR) and the application is to create one zone per lot being LSR. At the public meeting neighbouring property owners were present to express their concerns regarding the relocation of a Right-of-way and drainage issues.

Council agreed that they would not grant the rezoning until the neighbouring property owners are satisfied and Council has had a further opportunity to investigate. Mayor Bob Kingsbury, Councillor Jamey Larone and Councillor David Bennett agreed to meet Mr. Tsarouchas on Friday, December 12, 2014 at 9:00 a.m. for a site visit at his property. However, when they attended the site at 9:00 a.m. on Friday, Mr. Tsarouchas did not attend. Mr. Tsarouchas came to the office that day at 9:40 a.m. and said that he had thought the meeting was at 9:30 a.m.

Mackie McLaren, CAO/Clerk said that he is currently in discussion with Mr. Tsarouchas' lawyer to see what solutions they can come up with to move the Zoning Bylaw forward. Mr. McLaren said that the last possible date to pass zoning bylaw is February 03, 2015.

Councillor David Bennett thinks this property would require a drainage study. The Township should request a major deposit from Mr. Tsarouchas to ensure that the drainage study is carried out.

9.2 Drainage Plans/Grading Plans

John Wilson, Committee member had asked that this item be included on the agenda. He said that he has noted in the past year that several issues have been brought forward regarding drainage issues that leave the Township open to liability issues. He feels that if a drainage plan/grading plan had been required before granting the severance these issues would have been addressed beforehand. He suggested that the Committee consider making this a standard condition on a severance application for

our Township. The Committee directed Mackie McLaren, CAO/Clerk to check out an approximate cost for these plans; to contact neighbouring municipalities to see if they have any requirements for drainage plans/grading plans and to bring a report back to the January Planning Committee meeting.

John Wilson asked if Mr. McLaren could provide the Committee with the number of vacant lots that are for sale in Horton Township. Mr. McLaren said that he would get this information.

10. NEXT MEETING

The next Planning Committee Meeting will be held on Tuesday, January 13, 2015 at 6:00 p.m. in the Municipal Council Chambers.

11. ADJOURNMENT

Chair Larone declared the meeting adjourned at 7:55 p.m.

CHAIR

SECRETARY